

089.A

0005

0014.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

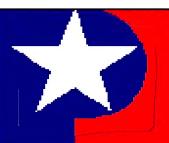
693,700 / 693,700

USE VALUE:

693,700 / 693,700

ASSESSED:

693,700 / 693,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
14-16		PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	NARINSKY ALEXANDER	Unit #:	14
Owner 2:			
Owner 3:			
Street 1:	14 PINE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	NARINSKY ALEXANDER -
Owner 2:	-
Street 1:	14 PINE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 1976 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8480																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	693,700			693,700		422550
							GIS Ref
							GIS Ref
							Insp Date
							04/05/21

1 of 1 CARD Residential ARLINGTON

APPRAISED: 693,700 / 693,700
USE VALUE: 693,700 / 693,700
ASSESSED: 693,700 / 693,700**USER DEFINED**

Prior Id # 1:	56860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	22:57:07
LAST REV Date	Time
12/03/21	09:38:16
danam	
16693	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 089.A-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	693,700	0	.	693,700	693,700	Year end	12/23/2021	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NARINSKY ALEXAN	76336-320	2	12/4/2020	Convenience	1	No	No		

PAT ACCT.**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2021	NEW CONDO	PT	Paul T
4/5/2021	Measured	PT	Paul T

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 4	Rating: Good																		
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1													
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Fpl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1927	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G22	Fact: .			Floor:				Totals	RMs: 8	BRs: 4	Baths: 4	HB											
Const Mod:				% Own: 45.000000000				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %			Interior:	1	8	4												
Avg Ht/FL: STD				Functional:		%		Additions:															
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:															
Sec Int Wall:	%			Special:		%		Baths:															
Partition: T - Typical				Override:		%		Plumbing:															
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:															
Sec Floors:	%			CALC SUMMARY				Heating:															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:															
Subfloor:				Size Adj.: 1.18137646				Totals	1	8	4												
Bsmnt Gar:				Const Adj.: 0.98990101				COMPARABLE SALES				SUB AREA											
Electric: 3 - Typical				Adj \$ / SQ: 356.681				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL										
Insulation: 2 - Typical				Other Features: 130694									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Int vs Ext: S				Grade Factor: 1.00									GLA	Gross Liv Ar	1,976	356.680	704,802						
Heat Fuel: 2 - Gas				NBHD Inf: 1.01999998																			
Heat Type: 3 - Forced H/W				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100	% AC: 100			Adj Total: 852205																			
Solar HW: NO	Central Vac: NO			Depreciation: 158510																			
% Com Wal	% Sprinkled			Depreciated Total: 693695																			
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																	
Make:		Model:																					
SPEC FEATURES/YARD ITEMS				Serial #:																			
												PARCEL ID 089.A-0005-0014.0				IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											